Preliminary Ecological Appraisal and Day Time Building Inspection

Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA – Indoor Tennis Court Refurbishment

Ref: P.2144.24

Date: September 2026

(See revision dates below)

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A	11th June 2026	General updates following revised proposals
B	27th July 2026	General updates following client feedback and site visit
C	8th September 2026	Updates following client comment
D	24th September 2026	General updates

This document contains sensitive information regarding the location of a badger setts and activity . The report is issued in confidence and on the basis that the material will not enter the public domain.

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Reference	P.2144.24
Site	Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA – Indoor Tennis Court Refurbishment
Client	**The Northern Lawn Tennis Club**
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EXECUTIVE SUMMARY

This Preliminary Ecological Appraisal and Day Time Building Inspection has been prepared by Ascerta on behalf of The Northern Lawn Tennis Club ('NLTC') in support of a Full Planning Application ('Planning Application') submitted to Manchester City Council ('MCC') for the refurbishment of an existing indoor tennis court, including roof replacement, at the Northern Lawn Tennis Club, Palatine Road, Manchester ('the Proposed Development').

The Preliminary Ecological Appraisal and Daytime Building Inspection for Bats comprised of a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland' 2nd edition* (2018), the sites habitats range in ecological value from negligible to within the zone of influence

The site provides habitat for nesting birds and bats. The existing building (B1) will be retained within the proposals, and as the habitats to be lost or impacted within the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for, and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2024 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

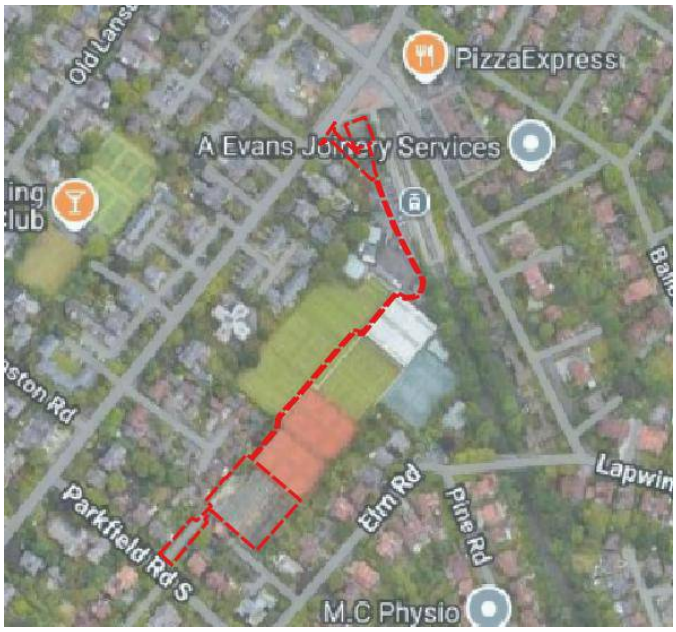
The site was subject to an extended phase one habitat survey and a preliminary bat roost assessment of all buildings. During the survey and following a review of historical species records, it is considered that an impact on birds is likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by June 2028, an updated site visit will be required to assess the habitats within the site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds, or a nesting bird check by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

1.0 Introduction

This Preliminary Ecological Appraisal and Day Time Building Inspection has been prepared by Ascerta on behalf of The Northern Lawn Tennis Club ('NLTC') in support of a Full Planning Application ('Planning Application') submitted to Manchester City Council ('MCC') for the refurbishment of an existing indoor tennis court, including roof replacement, at the Northern Lawn Tennis Club, Palatine Road, Manchester ('the Proposed Development').

The site OS grid reference is SJ 84288 91771 and the What3Words reference is double.loyal.keys. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site

Our client seeks planning consent for refurbishment works to the existing indoor tennis court building at Northern Lawn Tennis Club, including removal of the existing asbestos roof and replacement; replacement and alteration of rooflights; bricking up of selected windows; installation of new black louvred ventilation windows, replacement doors and mechanical ventilation system; removal of external fire escape stairs; upgrading of roof drainage; replacement of existing louvres and retained doors in black; and associated repairs and refurbishment to structural and external elements.

The works to be undertaken as part of these proposals are limited to:

- Removal of the existing asbestos roof and replacement with new 'Kingspan' panels;
- Replacement and layout alteration of rooflight panels;
- Bricking up of selected windows;
- Installation of new black mechanical louvred ventilation windows to replace the existing units and provision of two additional louvres;
- Installation of replacement doors;

- Removal of external fire escape stairs and associated door which is to be bricked up;
- Upgrading of roof drainage;
- Repainting of retained fire doors in black;
- Installation of mechanical ventilation system; and
- Associated supporting and servicing works.

The site was visited on the 7th January 2025 and the 22nd June 2026 by Liz Kenyon BSc (Hons), when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018) and '*Guidelines for Ecological Report Writing*' (2017).

This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

2.0 Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A desk study was undertaken in January 2025 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below.

Table 3.1. Desk Study Data Information

Source	Date Obtained	Data Obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	8th January 2025 and July 2026	• Statutory designated sites within 2km of the site • Protected and Notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses within 2km of the site
Greater Manchester Ecology Unit (GMEU)	7th January 2025 and July 2026	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site

3.2 Field Survey

A walkover survey of the site was conducted on the 7th January 2025 and 22nd July 2026 by Liz Kenyon BSc (Hons), The habitat types and features of ecological interest were identified and mapped in compliance with *the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1).

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers and bats);
- Birds (including species potentially associated with 'European Sites');
- Amphibians and reptiles;
- Invertebrates (including white-clawed crayfish);
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using Table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2024).

Preliminary Ecological Appraisal for bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging, both on the site and surrounding area. Commuting and foraging habitat suitability was categorised low to high. Any commuting and foraging habitat valued as moderate or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they, were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points.

Trees on site are categorised as per Table 3.2 (below). Trees assigned a suitability of FAR or above may require further survey effort if they are to be lost to the development.

Table 3.2: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. Guidelines taken from Table 4.2, page 45 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024).

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

External inspection of the building

A daytime external inspection of the building was carried out during the survey by a suitably experienced ecologist. The buildings were searched externally looking for signs of bats, including staining on barge boards, soffits, and more commonly, droppings on flat surfaces i.e., window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and were also checked for signs of use by bats.

Any buildings on site are categorised as per Table 3.3 (overleaf). Buildings assigned a suitability of Low or above may require further inspection if they are to be lost to the developments.

Table 3.3: Guidelines for assessing potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Guidelines taken from Table 4.2, page 45 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024).

Potential suitability	Description	
	Roosting habitats in structures	Potential flight paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines or generate/shelter insect populations available to foraging bats).
Negligible[a]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitats that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat, but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity or hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[a] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

[b] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[c] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

3.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National**, **Regional**, **County**, **District**, **Local** and lastly, within the immediate **Zone of Influence** (ZoI) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

3.6 Limitations

The initial site visit was undertaken in January and snowfall had been present prior to the visit. Although this within the sub-optimal time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed.

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

No ponds or ornamental water features were identified within any residential gardens located adjacent to the Site. However, it should be noted that unidentified ponds / water features may exist in nearby gardens (within 250m of the Site). In general, such water features are usually relatively small in size and are more likely to be used by common amphibians i.e. smooth newt, and/or palmate newt and/or common frog (albeit GCN and common toad may use them in certain circumstances; for example, if there is a larger waterbody close by that supports either of these species).

4.0 Survey Results

4.1 Desk Study

Statutory sites

Two statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.1 below.

Table 4.1 Statutory Designated Sites

Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Stenner Woods and Milgate Fields, Didsbury Local Nature Reserve (LNR)	Comprises a variety of habitats, including woodland, mature plantation coppices, grasslands, ponds and ditches. A variety of breeding birds have been recorded and breeding frogs, toads and newts are also present.	1.5km south
Chorlton Water Park (LNR)	Designated for open water, following previous gravel extraction, woodland and grassland	2km west

Non-statutory sites

Three non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below.

Table 4.2 Non-Statutory Designated Sites

Non-Statutory Designated Site	Distance to Proposed Development
Wrengate Wood Site of Biological Interest (SBI)	840m south west
Fletcher Moss Park (SBI)	1.4km south
Chorlton Water Park	2km west

The full designations for each site are listed within Appendix 5.

The site does not lie within a relevant Natural England SSSI Impact Risk Zone.

Priority Habitats

Numerous areas of Priority Habitat Deciduous Woodland were returned within 2km of the site within the closest area is located approximately 500m south west of the site.

Three areas of Priority Habitat, Traditional Orchard lie within 2km of the site, the closest is approximately 1.2km south.

The site lies within a Conservation Target Area for the following Priority Species:

- Lapwing

Priority Species

These include birds, bats, badger, water vole, otter and amphibians. The species records are summarised below, and the detailed records held by GMEU within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

No species records were returned by GMEU within the site boundary.

Birds

In 2025 one thousand and two records were returned for bird species within 2km of the site. Species returned include starling, house sparrow and dunnock. The most recent record is for a black redstart approximately 1km southwest of the site, dated from March 2023. All species recorded within 2km are displayed within Appendix 5.

In 2026, 786 records for birds were returned within 2km of the site. Species returned include Barn owl, kingfisher, lapwing, house sparrow, peregrine, herring gull and linnet. The closest record was a 2015 record of Bullfinch 300m north of the site within a residential garden. The most recent of which was a 2025 record of song thrush located 910m east of the site within Fog Lane Park.

Bats

In 2025 four hundred and forty-four records for bats within 2km of the site were returned, including thirty-seven records of bat roosts. Bat species include common pipistrelle, soprano pipistrelle, brown long, bat species, Daubenton's, myotis sp. and noctule bat. The most recent record is for an injured common pipistrelle within a residential dwelling in July 2023 and the closet record is for a soprano pipistrelle roost approximately 600m south east of the site.

In 2026, 273 bat species were returned within 2km. The species present include brown long-eared bat, common pipistrelle, soprano pipistrelle, noctule, Daubenton's bat, Natterer's bat, and whiskered Bat. The closest record was a 2015 record of Soprano pipistrelle located 170m west of the site within a residential area. The most recent of which was a 2025 record of pipistrelle sp. located 1.1km north of the site within Albermarle Allotments.

Amphibians

In 2025 thirteen records for common toad were returned within the search area, the closest and most recent record is from Fletcher Moss Park (SBI), 1.4km from the site, from dated 2020.

In 2026, 20 records for common toad were returned within 2km of the site. The closest record was a 2019 record located 1km southwest of the site within Withington Golf Club boundary. The most recent of which was a 2023 record located 1.8km southwest of the site within Didsbury Golf Club.

Reptiles

In 2025 two historic records for grass snake were returned within 2km of the site, dating 1993 and 1986, both for a location approximately 970m north of the site.

In 2026, no records for reptiles were returned within 2km of the site.

Otter

In 2025 fourteen records for otter were returned within 2km of the site, from within sections of the River Mersey, which at its closest flows 830m west of the site. The most recent record dates from October 2023 for a commuting otter in the river.

In 2026, 18 records for otter were returned within 2km of the site. The closest was a 2021 record located 720m southeast of the site within a commercial area. The most recent of which was a 2025 record located 1.8km southwest of the site along the River Mersey.

Water vole

In 2025 two records for water vole were returned within 2km of the site, dating from 2023 and 2021, with both record for the banks of the River Mersey.

In 2026, two records of water vole were returned within 2km of the site. The closest of which was a 2023 record located 860m southwest from the site along the River Mersey. This was also the most recent record.

Badger

In 2025 Multiple records for badger were returned within 2km of the site. The information is within confidential appendix 6.

In 2026, 134 records of badger were returned within 2km of the site. The closest of which was a 2013 record located 540m north of the site within a residential area. The most recent of which was a 2025 record located 1.3km north of the site within a residential area.

Other mammals

In 2025 numerous records for hedgehog were returned within 2km of the site, the closest record is for a location approximately 300m west of the site dated from 2022. The most recent record is for a location approximately 400m north of the site in December 2022.

In 2026, 292 records were returned within 2km of the site, including hedgehog and white ermine. The closest of which was 2025 record of hedgehog located 450m northwest of the site within a residential area. This was also the most recent record.

European Protected Species Licences

There have been four European Protected Species Licence (EPSL) applications within 2km of the site since 2016. ESPL applications are detailed below (distance and direction from site):

- 2015-18385-EPS-MIT for the destruction and damage or a resting and breeding place for soprano pipistrelle, start date 01/04/2016, finish date 30/4/2016, 400m west;
- 2018-38076-EPS-MIT for the destruction of a resting place of a common pipistrelle, start date 01/12/2018, finish date 30/09/2019, 900m north;
- 2017-30722-EPS-MIT for the destruction of a resting place for common pipistrelle and soprano pipistrelle, start date 22/08/2017, finish date 15/08/2022, 1.6km south west; and
- 2020-50519-EPS-MIT for the destruction of a resting place for brown long eared bat and common pipistrelle, start date 01/12/2021, finish date 31/12/31.

4.2 Habitat Survey

A habitat survey was conducted on 7th January 2025 and 22nd July 2026 by Liz Kenyon BSc (Hons) for the site. The habitat types and features of ecological interest were identified and mapped in compliance with *The Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). A list and summary description of key habitats identified within the site is tabled below (see Table 4.3). Notes on the presence or potential presence of protected species are provided in Section 4.6. The Phase 1 Habitat map can be found in P.2144.24.E01 *Phase One Habitat Survey,* Appendix 1 and photographs within Appendix 3. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

Weather conditions during the survey on the 7th January 2025 were cool (2ºC), dry, with previous snowfall (8/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

Weather conditions during the survey on the 22nd July 2026 were hot (21ºC), dry, (8/8 cloud cover) with a F0 (Beaufort Scale) calm air, therefore appropriate for this type of survey.

The site lies within Didsbury and forms part of the current facilities at The Northern Lawn Tennis Club. The site comprises an existing indoor tennis court with viewing seating and storage areas.

The site is set in a residential setting with retail premises also present in the local area and pockets of open space.

Table 4.3. Habitats present on site including habitat alphanumeric code references from JNCC (2010).

Habitat Description and JNCC Codes	Site Description
Hard standing (J4)	Hardstanding ground and paving surrounds the existing building (B1) with an outdoor hardstanding tennis court to the south of B1.A small amount of moss was noted to the outer areas of the existing tennis court. Hardstanding (paved) walkways also connect to the existing, tarmacked car park. This habitat is displayed in photographs 8, 10 & 11 within Appendix 3.
Building (J3.6)	One building (B1) is present within the site and is in use an indoor tennis court facility. The building is detailed within section 4.3 below and displayed within photographs 1-6 within Appendix 3.
Dense/continuous scrub (A2.1)	A small pocket of bramble scrub is present to the southern elevation of B1 with the occasional holly bush present. This habitat is displayed in photograph 7 within Appendix 3.
Tall ruderal vegetation (C3.1)	An area of tall ruderal vegetation lies to the south east of B1 and comprises predominantly greater willow herb, with the occasional thistle and ragwort.
Scattered trees (A3.1)	Scattered trees are present within the existing car park area of the site and to the south west. Species present include lime, horse chestnut and silver birch. This habitat is displayed in photographs 10 & 11 within Appendix 3.

4.3 Preliminary Bat Roost Assessment of Building (B1)

Table 4.4. Preliminary bat roost assessment of building (B1)within the site

Building B1	**Building Description**
	Building B1 is a single storey block work and brick construction building that is currently occupied as indoor tennis facilities, comprising a single playing court. Internally the blockwork is exposed with areas of damp from condensation. Concrete wall pillars and exposed roof supports are also present. Multiple, large ventilation points are present throughout, with some covered in plastic sheeting. Strip lighting that is regularly used was also present and turned on at the time of the visit. A staged viewing area with storage facilities beneath is present within the building. A pitched, unlined asbestos roof in a poor state of repair is present, with plastic sky lighting sheets. No loft area is present within the building. Externally, the brick work is in good condition with no missing mortar, damp patches were evident throughout the brickwork. Wooden access doors are present to the south of the building, that are wooden framed and in a poor state of condion. Heavy standard wooden doors are also present for access to the building. A small area of light ivy cladding is present to the southern elevation of the building.
	Assessment of B1
	The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential.

4.4 Protected and Notable Species

Table 4.5: Habitat suitability for protected and notable species

Birds	**Habitat suitability**
	The scrub, scattered trees, tall ruderal vegetation and building (B1) within the site provide suitable foraging and nesting opportunities for bird species. The site provides no suitable habitat for lapwing as it is predominantly hardstanding and building (B1).
	Species seen / Evidence of presence / Features identified
	During the survey, no bird species were present within the site.
	Further survey required
	For any vegetation removal or building works, a nesting bird survey will be required (section 5.2).
Bats	**Habitat suitability**
	The building (B1) and habitats on site offer **negligible** potential to support bat roosts and bat foraging/commuting habitat as detailed above in section 4.3. The trees were assessed rom ground level for their suitability to support roosting bats and no features such a cracked or broken limbs were identified.
	Species seen / Evidence of presence / Features identified
	Evidence of bats was not identified within the site during the survey.
	Further survey required
	Bats will not be impacted by the proposals within the site therefore, bats do not require further consideration within this planning application and will not be discussed further within this report.
Badger	**Habitat suitability**
	The site provides no foraging and shelter habitat for badger, with very limited connectivity to the areas that the records for badger relate to. The site is also bound by residential dwellings and infrastructure further limiting the use of the site for badger.
	Species seen / Evidence of presence / Features identified
	No evidence of badger was identified within the site during the survey.
	Further survey required
	Badger will not be impacted by the proposals within the site therefore, badger do not require further consideration within this planning application and will not be discussed further within this report.
Water vole	**Habitat suitability**
	The site and adjacent areas provide no suitable habitats for water vole.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole was identified during the site visit.
	Further survey required
	Water vole will not be impacted by the proposals within the site therefore, water vole do not require further consideration within this planning application and will not be discussed further within this report.

Otter	**Habitat suitability**
	The site and adjacent areas provide no suitable habitats for otter.
	Species seen / Evidence of presence / Features identified
	No evidence of otter were identified during the site visit.
	Further survey required
	Otter will not be impacted by the proposals within the site therefore otter do not require further consideration within this planning application and will not be discussed further within this report.
Amphibians	**Habitat suitability**
	No water bodies are present on or within 500m of the site as mapped on Magic Maps. The site provides no suitable habitat for amphibians as it is predominantly hardstanding and building with very limited connectivity to more favourable habitats.
	Species seen / Evidence of presence / Features identified
	No evidence of amphibians was identified within the site during the survey.
	Further survey required
	Amphibians will not be impacted by the proposals within the site therefore, amphibians do not require further consideration within this planning application and will not be discussed further within this report.
Reptiles	**Habitat suitability**
	The habitats within the site do not offer suitability to support reptiles. Ecotones are not present within the site and the habitats are scattered across the site with no suitable connectivity. The habitats within the site are prone to high human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of reptiles was identified within the site during the survey.
	Further survey required
	No further survey for reptile will be required. Reptiles do not require consideration within this planning application and will not be discussed further.
Invertebrates	**Habitat suitability**
	The site provides no habitat for invertebrates.
	Species seen / Evidence of presence / Features identified
	No evidence of invertebrates was identified within the site during the survey.
	Further survey required
	No further survey for invertebrates will be required. Invertebrates do not require consideration within this planning application and will not be discussed further.
Small mammals	**Habitat suitability**
	The site provides very limited foraging and shelter habitat for small mammal species such as hedgehog as it is predominantly hard standing and building B1 with limited connectivity the surrounding residential gardens.
	Species seen / Evidence of presence / Features identified
	No evidence of hedgehog was identified within the site during the survey.
	Further survey required
	No further survey for reptile will be required. Small mammals do not require consideration within this planning application and will not be discussed further.

Invasive species

No non-native invasive species were identified within the site during the walkover survey.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals. All statutory and non-statutory sites are over 500m from the proposed works and there will be no change in use to the existing facilities following the completion of the works. It is considered that there will be no impact on any statutory or non-statutory sites in the vicinity as a result of the proposals.

Mitigation

The habitats on site comprise hardstanding, building B1 and scrub. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species Recommendations

Birds

The building (B1), scattered trees, tall ruderal vegetation and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance and building works should be undertaken outside of the nesting bird season (**1st March to 31st August Inclusive**) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The building (B1) and habitats on site offer **negligible** potential to support bat roosts and bat foraging/commuting habitat, with more favourable habitat for bat species within the surrounding landscape. No trees are present within the site.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of one bird box (25mm, 28mm or 32mm entrance hole box,), attached to or integrated within the new building on site; and
- Provision of one bat features (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within the new or building on site.

6.0 Conclusions

The site was subject to an extended phase one habitat survey and a preliminary bat roost assessment of all buildings. During the survey and following review of historical species records, it is considered that an impact on birds is likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by June 2028, an updated site visit will be required to assess the habitats within the site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

7.0 References

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Appendix 1



Key

- Survey area
- Scattered trees (A2.1)
- Tall ruderal vegetation (C3.1)
- Scrub (A2.1)
- Building (J3.6)
- Hard standing (J4)

DO NOT SCALE.
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CLIENT:
The Northern Lawn Tennis Club

PROJECT:
Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA – Indoor Tennis Court Refurbishment

DRAWING TITLE:
Phase One Habitat Survey (Sheet 1-2)

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LK	P.2144.24
DATE:	CHKD BY:	REV:
03/08/2026	MK	A



Key

- Survey area
- Scattered trees (A2.1)
- Tall ruderal vegetation (C3.1)
- Scrub (A2.1)
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Appendix 2

Appendix 2: Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Bramble	*Rubus fruticosus agg.*
Common thistle	*Cirsium vulgar*
Greater Willowherb	*Epilobium hirsutum*
Holly	*Ilex aquifolium*
Horse chestnut	*Aesculus hippocastanum*
Ivy	*Hedera helix*
Lime	*Tilia*
Ragwort	*Jacobaea vulgaris*
Silver birch	*Betula pendula*

Appendix 3

Appendix 3: Photographs

Table 3: Photographs of the site

	
Photograph 1: Internal area of B1	Photograph 2: Internal area of B1
	
Photograph 3: Damp area to the external wall of B1	Photograph 4: Building B1
	
Photograph 5: Access and external brick work at B1	Photograph 6: Single glazed wooden frame window

	
Photograph 7: Bramble scrub	Photograph 8: Hardstanding existing tennis court
	
Photograph 9: hardstanding walkway	Photograph 10: hardstanding car park and scattered trees
	
Photograph 11: scattered trees	

Appendix 4

Appendix 4: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The National Planning Policy Framework (NPPF) 2026 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provided net gains for biodiversity. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans"

for groups of related species with similar conservation requirements. The LBAP relating to this site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as "*any structure or place which displays signs indicating current use by a badger*"

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: "*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*"

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 9 and 10 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*

- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Great Crested Newt

The great crested newt is fully protected under the Wildlife and Countryside Act, 1981 (as amended) and the Habitats Regulations, 2017. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft;*
- *Deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum);*
- *Deliberately or recklessly obstruct access to any breeding site or resting place;*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
    - *impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young;*
    - *impair the ability of the great crested newt to hibernate or migrate; or significantly affect the local distribution or abundance of great crested newts*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

Water Vole

Water vole are a Species of Principal Importance and also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to:

- *intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;*
- *intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose;*
- *intentionally kill, injure or take water voles;*
- *possess or control live or dead water voles or derivatives;*
- *sell water voles or offer or expose for sale or transport for sale; and*
- *publish or cause to be published any advertisement which conveys the buying or selling of water voles*.

Otter

Otter and their resting places protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under EC Directive (92/43/EEC), listed under Annexes II and IVa.

Under European Legislation implemented in Britain under the Conservation of Habitats and Species Regulations, 2019 (as amended) it is an offence to *damage or destroy an otter's place of shelter, whether intentionally or accidentally*. Under this legislation it is also an offence to *deliberately disturb an otter*.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- *'Intentionally' kill, injure or take an otter without a licence;*
- *Damage, destroy or obstruct access to a place used by an otter for shelter*

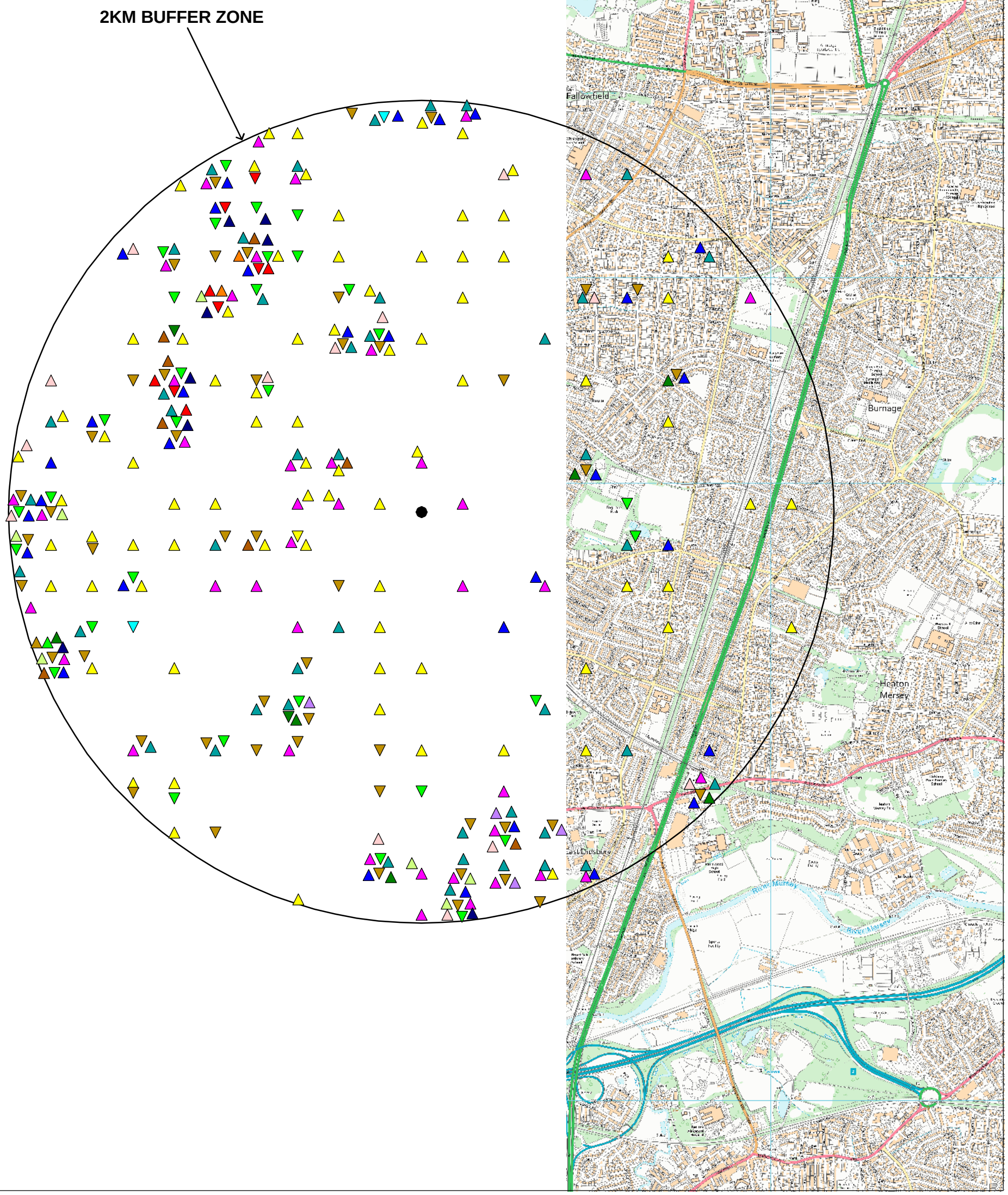
Invertebrates

The site's suitability for supporting invertebrates was assessed during the site visit. This included making note of key plant species that could be used by notable invertebrates, together with incidental invertebrates recorded on the day.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

The site lies within Didsbury and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document. The site is also covered by The Greater Manchester Combined Authority Places for Everyone Plan (2024).

Appendix 5



KEY

SECTION 41 SPECIES

- BULLFINCH
- COMMON REDPOLL
- COMMON TOAD
- DUNNOCK
- GR.HOPPER WARBLER
- HEDGEHOG
- HERRING GULL
- HOUSE SPARROW
- LAPWING
- LESSER REDPOLL
- LS WOODPECKER
- LINNET
- REED BUNTING
- S41 MOTH
- SKYLARK
- SONG THRUSH
- SP. FLYCATCHER
- STARLING
- TREE SPARROW
- YELLOW WAGTAIL

GREATER MANCHESTER ECOLOGY UNIT
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NORTHERN LAWN TENNIS CLUB - MAP 5

SCALE 1:20,000

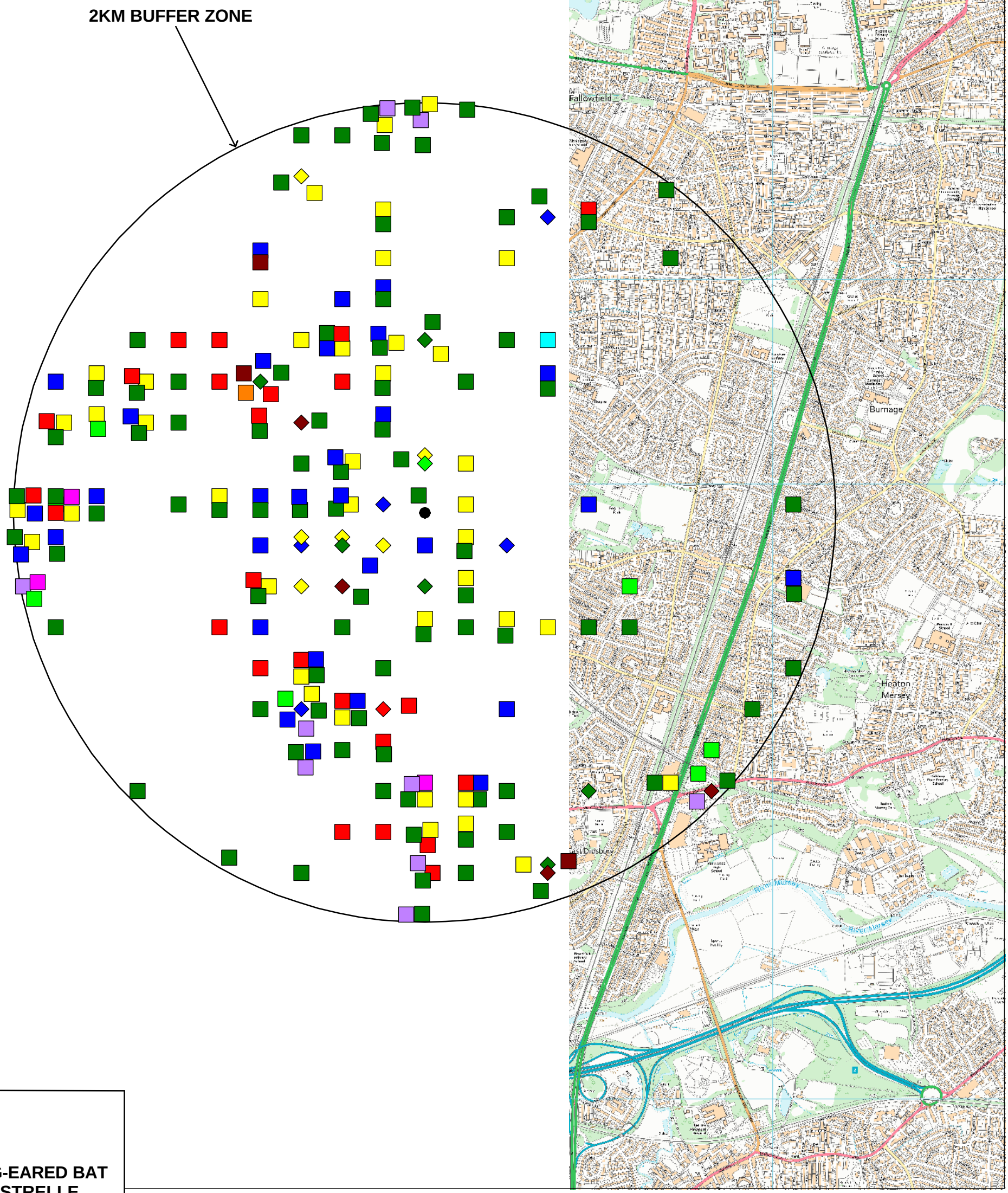
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Greater Manchester Ecology Unit

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Email: gmeu@tameside.gov.uk

Date Produced: 18/12/2024



KEY

BAT ROOSTS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NATTERER'S BAT
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT

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NORTHERN LAWN TENNIS CLUB - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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NOT TO BE PLACED ON THE PUBLIC RECORD

2KM BUFFER ZONE

CHORLTON WATER PARK

STENNER WOODS & MILLGATE FIELD

Whalley Range
Fallowfield
Chorlton-cum-hardy
Withington
Burnage
West Didsbury
Barlow Moor
Didsbury
Heaton Mersey
North Ender
East Didsbury
River Mersey

KEY

PROTECTED SPECIES

- WATER VOLE
- BARN OWL
- BEE ORCHID
- BLACK REDSTART
- GRASS SNAKE
- GREY HERON (HERONRY)
- HOBBY
- KINGFISHER
- OTTER
- PEREGRINE
- SCAUP

SITES

- LOCAL NATURE RESERVES

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NORTHERN LAWN TENNIS CLUB - MAP 2

SCALE 1:20,000

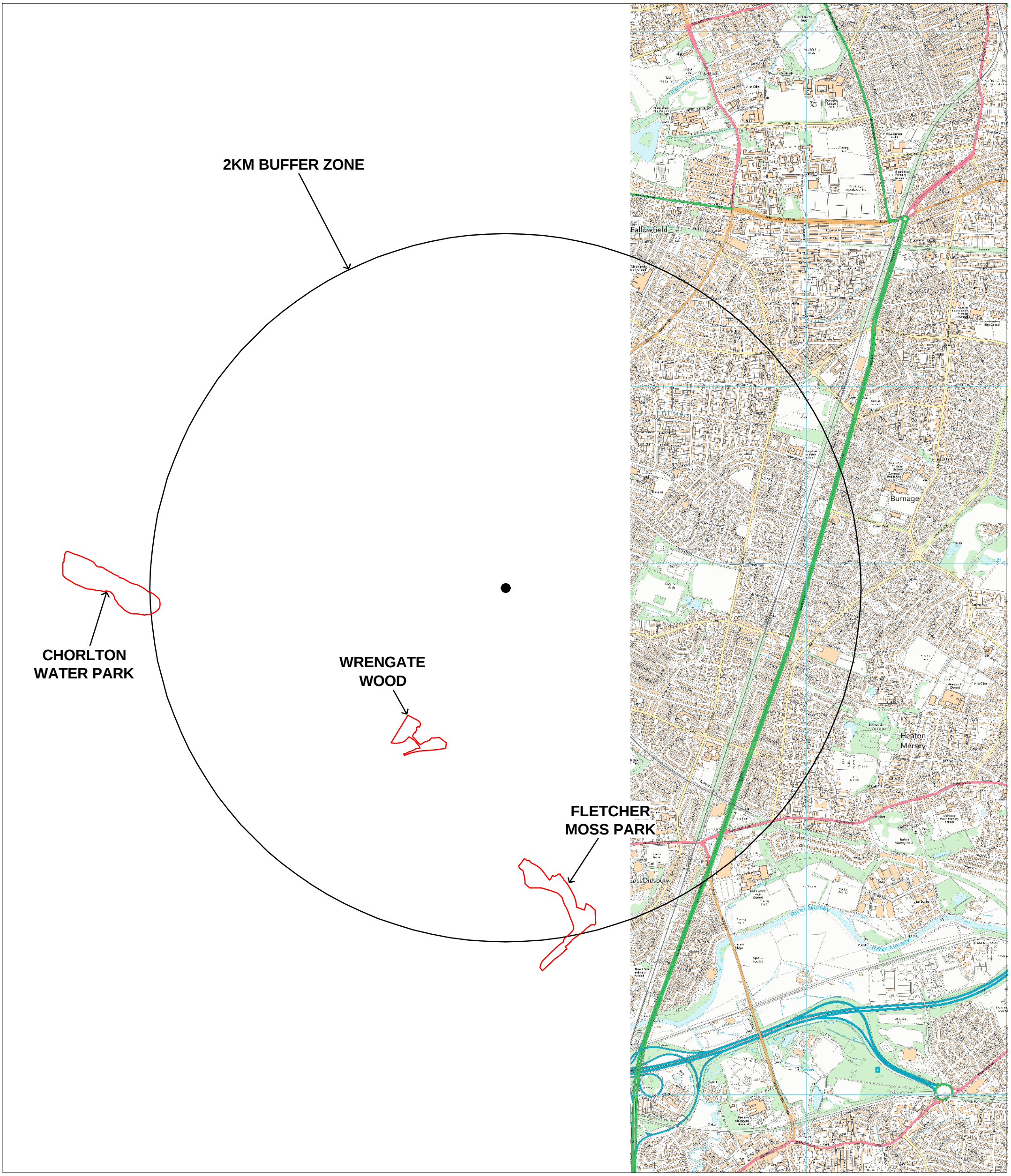
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NORTHERN LAWN TENNIS CLUB - MAP 1

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KEY
SITE OF BIOLOGICAL IMPORTANCE
SBI BOUNDARY

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